



## SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

**Date:** January 20, 2016  
**To:** Planning Commission  
**From:** Brian Pedrotti, Senior Planner  
**Subject:** Continued item - Janneck Limited (Laetitia) Tentative Tract Map and Conditional Use Permit / SUB2003-00001 & DRC2003-00001

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On January 14, 2016, the Planning Commission continued the hearing for the above-referenced item to February 11, 2016.

At the previous hearing on October 29, 2015, the Planning Commission conducted a straw vote, the results of which were to direct staff to return in January with findings and conditions for approval of a reduced agricultural cluster subdivision of 83 residential parcels consistent with the Applicant Proposed Alternative 2, eliminating 19 residential parcels within Sub-Cluster E. In addition, the Planning Commission directed staff to eliminate Well 11 for domestic use. At the January 14, 2016, the Planning Commission reiterated their support of the 83-lot project, and directed staff to return with a final set of findings and conditions. Staff has drafted recommended findings and conditions of approval for the project, as well as CEQA Findings (see attached). A list of findings and conditions that have been revised is included below for reference:

### Vesting Tentative Map Findings revisions

- Findings A, B, C, E, F, and G

### Vesting Tentative Tract Map Condition revisions

- Conditions #1, 2a, 2e, 2f, 3a, 3d, 4b, 17, 22, 27, 28, 39a, 39d, 39u, 39bb, 49, 50a4, 53, 63c, 67, 70g, 70h, 79, 87, 108d, 114, 117, 126, 142, 150, 155

### Conditional Use Permit Findings revisions

- Findings A, B, and C

### Conditional Use Permit Condition revisions

- Conditions #1, 1a, 1b, 1c, 1g, 3, 9a, 9d, 9u, 9bb, 12, 21, 22a4, 25, 35c, 39, 42g, 42h, 51, 79d, 85, 88a, 97, 113, 121, 126

### CEQA Findings

- Sections 2.1 (pg. 4 of 144), 2.3 (pg. 6 of 144), 2.6 (pg. 7-8 of 144), 2.6.6 (pg. 14 of 144), 2.6.7 (pg. 14 of 144), 2.6.11 (pg. 17 of 144), 2.7 (pg. 19 of 144), 5.4 (pg. 26-27 of 144), 6.1 (pg. 28-29 of 144), 6.3 (pg. 39 and 46-47 of 144), 6.5 (pg. 57, 59, 66, and 67 of 144), 6.7 (pg. 72 of 144), 6.9 (pg. 77 of 144), 6.11 (pg. 79 of 144), 6.15 (pg. 92-93, 95 of 144), 7.1 (pg. 103-104 of 144), 8.1.2 (pg. 113 of 144), 8.1.9 (pg. 120 of 144)
- Section 9 and 10 – Revisions throughout
- Addition of Section 12
- The correct date of the Vesting Tentative Tract Map (Dec. 23, 2015) was also changed throughout the CEQA Findings.

The recommended revisions are shown in “track changes” in the attached findings and conditions of approval.

Please bring your staff report packet from the previous hearings.

If you have any questions regarding this matter, please contact Brian Pedrotti at (805) 788-2788 or [bpedrotti@co.slo.ca.us](mailto:bpedrotti@co.slo.ca.us).

Attachments:

1. Exhibit A – Tract Map Findings
2. Exhibit B – Tract Map Conditions
3. Exhibit C – Conditional Use Permit Findings
4. Exhibit D – Conditional Use Permit Conditions
5. Exhibit E – CEQA Findings